

2 Bedroom Flat

Sanderstead Heights, Addington Road, South Croydon, CR2 8RE

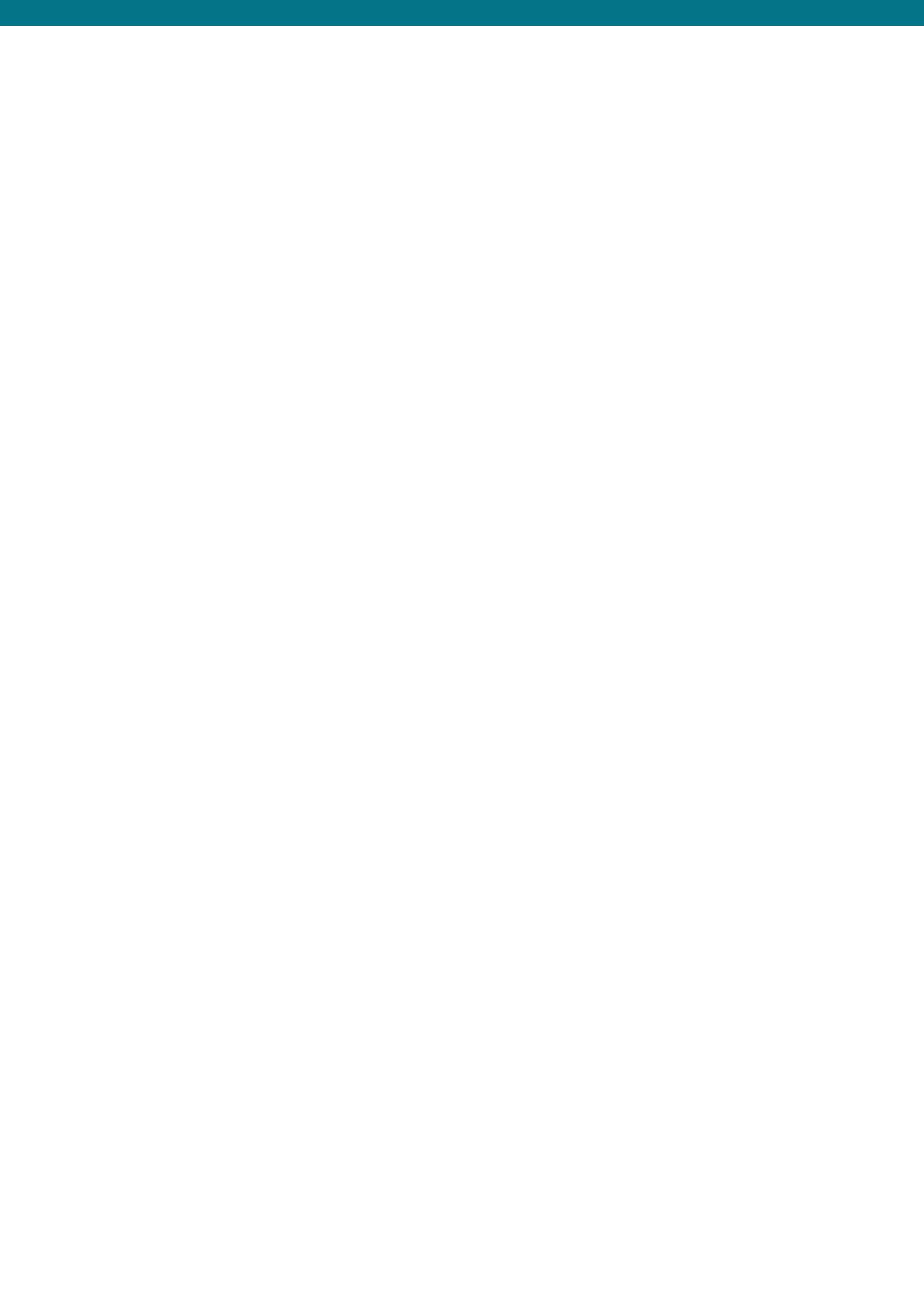
Offers Over

£350,000



- CHAIN FREE
- 20' RECEPTION ROOM
- MASTER BEDROOM WITH EN-SUITE
- WALKING DISTANCE TO VILLAGE
- CLOSE TO AMENITIES

- TWO BEDROOMS
- BALCONY WITH VIEWS OF CHURCH
- FIRST FLOOR
- GARAGE
- GUIDE PRICE OF £365,000 TO £375,000





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Hannah James Estates are delighted to present this rarely available, well presented and spacious first floor apartment with two double bedrooms, outside space, balcony and garage.

This property is an absolute must see for buyers looking for a flat within walking distance to Sanderstead Village and good transport links.

The property comprises an entrance hall leading to a 20' dining and reception room with double doors to the flower balcony and views of the church.

The 21'5" master bedroom has an inbuilt wardrobe, en-suite shower, WC and basin.

The second double bedroom has inbuilt wardrobes, and the adjacent large family bathroom has bath, WC and basin.

Leading directly off the entrance hall is the kitchen, with ample storage and worksurfaces, breakfast bar and appliances.

The property has the benefit of its own garage, and there is visitors parking and a well-maintained courtyard garden.

Ground rent: £144 twice per annum.

Service charge: £1200 twice per annum.

Length of lease: 94 Years

Location

The ancient village of Sanderstead is renowned for its open spaces like 'the Gruffy' (pictured) and its community spirit. It has a twelfth century church at its heart known as All Saints just opposite this development and its adjoining church hall which is home to many local activities and opportunities to meet people including its popular annual pantomime. There are lots of clubs and groups within walking distance, such as the cricket, Scouts, Girl Guides, and Sanderstead library.

The village provides a range of shops that include, pharmacy, Post Office, Costa coffee, Barbers, dry cleaners, opticians, and a Waitrose Supermarket, just a 10 minute walk away. The open space of Sanderstead Recreation Ground (pictured) comprises of a swing park, coffee shop and a central pavilion currently being used as a nursery. Sainsbury's, Tescos and Aldi are all close by.

The 403 and 412 bus stops are a short walk away, with frequent buses running to Sanderstead station,(pictured), Purley Oaks station and South Croydon station which offer direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. From Sanderstead & Purley Oaks stations, East Croydon is one stop away with transfers to London Gatwick and the coast. Additionally, the 412 and 403 bus routes serve neighbouring towns.







Floorplan(s)

Sanderstead Heights, Addington Road, Sanderstead CR2

Total Floor Area: 82.3 m² ... 886 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.